RNI No. MAHBIL /2009/40123

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग पाच-अ

वर्ष १२, अंक १३] सोमवार, मार्च २३, २०२६/चैत्र २, शके १९४८ [पृष्ठे ८, किंमत : रुपये ३६.००

असाधारण क्रमांक २२

प्राधिकृत प्रकाशन

महाराष्ट्र विधानसभेत व महाराष्ट्र विधानपरिषदेत सादर केलेली विधेयके (इंग्रजी अनुवाद).

MAHARASHTRA LEGISLATURE SECRETARIAT

The following Bill was introduced in the Maharashtra Legislative Assembly on the **23rd March, 2026** is published under **Rule 117** of the Maharashtra Legislative Assembly Rules :—

L. A. BILL No. XXVII OF 2026.

A BILL

further to amend the Maharashtra Tenancy and Agricultural Lands Act, the Hyderabad Tenancy and Agricultural Lands Act, 1950 and the Maharashtra Tenancy and Agricultural Lands (Vidarbha Region) Act.

LXVII of 1948. Hyd. Act XXI of 1950. XCIX of 1958.

WHEREAS it is expedient further to amend the Maharashtra Tenancy and Agricultural Lands Act, the Hyderabad Tenancy and Agricultural Lands Act, 1950 and the Maharashtra Tenancy and Agricultural Lands (Vidarbha Region) Act, for the purposes hereinafter appearing; it is hereby enacted in the Seventy-seventh Year of the Republic of India, as follows :—

CHAPTER I

PRELIMINARY.

1. This Act may be called the Maharashtra Tenancy and Agricultural Lands Laws (Amendment) Act, 2026. Short title.

CHAPTER II

Amendments To The Maharashtra Tenancy And Agricultural Lands Act.

Amendment of section 43 of LXVII of 1948.

2. In section 43 of the Maharashtra Tenancy and Agricultural Lands Act (hereinafter, in this Chapter, referred to as "the Maharashtra Tenancy Act"), in sub-section (*1*), in the second proviso, clause (*a*) shall be deleted. LXVII of 1948.

Amendment of section 63-IA of LXVII of 1948.

3. In section 63-IA of the Maharashtra Tenancy Act,—

(*i*) in sub-section (*1*),—

(*a*) after the second proviso, the following provisos shall be inserted, namely :—

"Provided also that, if the person purchases the land for *bona-fide* industrial use within a period from the 17th May 2004 upto the 1st January 2016, then he shall be permitted to put such land for *bona-fide* industrial use within a total period of fifteen years from the date of purchase, subject to such conditions as may be specified by the Government :

Provided also that, after expiry of period of ten years or fifteen years, as the case may be, if the purchaser fails to put the land to *bona-fide* industrial use due to pending litigation, delays in land aggregation or other circumstances beyond the control of purchaser, then the State Government may, on request for extension, if satisfied, grant an extension of not exceeding further three years, subject to the payment of a premium equal to ten per cent. of the prevailing market value of such land:" ;

(*b*) in the existing third proviso, after the words "ten years" the words " or fifteen years or any extended period thereafter as per the above provisos" shall be inserted ;

(*c*) the existing fifth proviso, shall be deleted ;

(*ii*) for sub-section (*2*), the following sub-section shall be substituted, namely :—

"(*2*) The land held by the Occupant as Occupancy Class I only shall be eligible for purchase under sub-section (*1*). The purchaser of such land shall pay one time conversion premium as per section 47 of the Maharashtra Land Revenue Code, 1966."; Mah. XLI of 1966.

(*iii*) for sub-section (*4*), the following sub-section shall be substituted, namely :—

"(*4*) If the person fails to inform the Collector within the period specified in sub-section (*3*), he shall be liable to pay, in addition to one time conversion premium which may be leviable under section 47 of the Maharashtra Land Revenue Code, 1966, such penalty not exceeding five times the amount of conversion premium."; Mah. XLI of 1966.

(*iv*) in sub-section (*5*), for the words "be permitted by the Collector", the words "be permitted by the Collector, with the prior approval of the State Government" shall be substituted;

(*v*) in sub-section (*6*), for the words "be permitted by the Collector", the words "be permitted by the Collector, with the prior approval of the State Government" shall be substituted.

CHAPTER III

Amendments To The Hyderabad Tenancy And Agricultural Lands Act, 1950.

Hyd. Act XXI of 1950.

4. In section 47A of the Hyderabad Tenancy and Agricultural Lands Act, 1950 (hereinafter, in this Chapter, referred to as "the Hyderabad Tenancy Act"),- Amendment of section 47A of Hyd. Act XXI of 1950.

(*i*) in sub-section (*1*),—

(*a*) after the second proviso, the following provisos shall be inserted, namely :—

"Provided also that, if the person purchases the land for *bona-fide* industrial use within a period from the 17th May 2004 upto the 1st January 2016, then he shall be permitted to put such land for *bona fide* industrial use within a total period of fifteen years from the date of purchase, subject to such conditions as may be specified by the Government :

Provided also that, after the expiry of period of ten years or fifteen years, as the case may be, if the purchaser fails to put the land to *bona-fide* industrial use due to pending litigation, delays in land aggregation or other circumstances beyond the control of purchaser, then the State Government may, on request for extension, if satisfied, grant an extension of not exceeding further three years, subject to the payment of a premium equal to ten per cent. of the prevailing market value of such land:" ;

(*b*) in the existing third proviso, after the words "ten years" the words " or fifteen years or any extended period thereafter as per the above provisos" shall be inserted ;

(*c*) the existing fifth proviso, shall be deleted ;

(*ii*) for sub-section (*2*), the following sub-section shall be substituted, namely :—

"(*2*) The land held by the Occupant as Occupancy Class I only shall be eligible for purchase under sub-section (*1*). The purchaser of such land shall pay one time conversion premium as per section 47 of the Maharashtra Land Revenue Code, 1966.";

Mah. XLI of 1966.

(*iii*) for sub-section (*4*), the following sub-section shall be substituted, namely :—

"(*4*) If the person fails to inform the Collector within the period specified in sub-section (*3*), he shall be liable to pay, in addition to one time conversion premium which may be leviable under section 47 of the Maharashtra Land Revenue Code, 1966, such penalty not exceeding five times the amount of conversion premium.";

Mah. XLI of 1966.

(*iv*) in sub-section (*5*), for the words "be permitted by the Collector", the words "be permitted by the Collector, with the prior approval of the State Government" shall be substituted;

(*v*) in sub-section (*6*), for the words "be permitted by the Collector", the words "be permitted by the Collector, with the prior approval of the State Government" shall be substituted.

Amendment of section 50B of Hyd. Act XXI of 1950.

5. In section 50B of Hyderabad Tenancy Act, in sub-section (*1*), in the proviso, clause (*a*) shall be deleted.

CHAPTER III

Amendments To The Maharashtra Tenancy And Agricultural Lands (Vidharbha Region) Act.

Amendment of section 57 of XCIX of 1958.

6. In section 57 of the Maharashtra Tenancy and Agricultural Lands (Vidharbha Region) Act (hereinafter, in this Chapter, referred to as "the Vidarbha Region Tenancy Act"), in sub-section (*1*), in the proviso, clause (*a*) shall be deleted. XCIX of 1958.

Amendment of section 89A of XCIX of 1958.

7. In section 89A of the Vidarbha Region Tenancy Act,—

(*i*) in sub-section (*1*),—

(*a*) after the second proviso, the following provisos shall be inserted, namely:—

"Provided also that, if the person purchases the land for *bona-fide* industrial use within a period from the 17th May 2004 upto the 1st January 2016, then he shall be permitted to put such land for *bona-fide* industrial use within a total period of fifteen years from the date of purchase, subject to such conditions as may be specified by the Government :

Provided also that, after the expiry of period of ten years or fifteen years, as the case may be, if the purchaser fails to put the land to *bona-fide* industrial use due to pending litigation, delays in land aggregation or other circumstances beyond the control of purchaser, then the State Government may, on request for extension, if satisfied, grant an extension of not exceeding further three years, subject to the payment of a premium equal to ten per cent. of the prevailing market value of such land:" ;

(*b*) in the existing third proviso, after the words "ten years" the words " or fifteen year or any extended period thereafter as per the above provisos" shall be inserted ;

(*c*) the existing fifth proviso, shall be deleted ;

(*ii*) for sub-section (*2*), the following sub-section shall be substituted, namely:—

"(*2*) The land held by the Occupant as Occupancy Class I only shall be eligible for purchase under sub-section (*1*). The purchaser of such land shall pay one time conversion premium as per section 47 of the Maharashtra Land Revenue Code, 1966.";

Mah. XLI of 1966.

(*iii*) for sub-section (*4*), the following sub-section shall be substituted, namely :—

"(*4*) If the person fails to inform the Collector within the period specified in sub-section (*3*), he shall be liable to pay, in addition to one time conversion premium which may be leviable under section 47 of the Maharashtra Land Revenue Code, 1966, such penalty not exceeding five times the amount of conversion premium.";

Mah. XLI of 1966.

(*iv*) in sub-section (*5*), for the words "be permitted by the Collector", the words "be permitted by the Collector, with the prior approval of the State Government" shall be substituted;

(*v*) in sub-section (*6*), for the words "be permitted by the Collector", the words "be permitted by the Collector, with the prior approval of the State Government" shall be substituted.

STATEMENT OF OBJECTS AND REASONS

The Maharashtra Tenancy and Agricultural Lands Act (LXVII of 1948), the Hyderabad Tenancy and Agricultural Lands Act, 1950 (Hyd. XXI of 1950) and the Maharashtra Tenancy and Agricultural Lands (Vidarbha Region) Act (XCIX of 1958), are in operation in the State.

2. Sections 43, 50B and 57 of the above referred respective Tenancy Laws provide for restriction on transfers of land purchased or sold under the said Laws. The said sections provide that it is mandatory to pay a *nazarana* equal to forty times the land revenue assessment to the Government before selling or purchasing land for which ten years have elapsed from the date of purchase or sale of land. The said amount of *nazarana* is a meagre amount, therefore the amount so collected is negligible. The Government, therefore considers it necessary to remove the said condition by amending the said sections, suitably. The removal of this condition will streamline the process of land transfer and will make it more efficient.

3. Sections 63-IA, 47A and 89A of the above referred respective Tenancy Laws provide for sale of agricultural land without permission of the Collector for *bona-fide* industrial use or for Integrated Township Projects. The purchase of large agricultural land parcels for *bona-fide* industrial use involves procedural difficulties such as title verification, heirship determination, obtaining various statutory clearances, pending litigation, etc. This often leads to delay in putting the land for *bona-fide* industrial use which is beyond control of purchaser. Therefore, to foster an 'industry-friendly' environment in the State, it is proposed to amend the said sections to enable to grant further extension for commencing industrial use of such land.

It is also proposed to provide that, the land held by Occupants as Occupancy Class-I only shall be eligible for purchase for *bona-fide* industrial use or Integrated Township Projects, on payment of one time conversion premium as per the Maharashtra Land Revenue Code, 1966 (Mah. XLI of 1966).

Sub-sections (*5*) and (*6*) of sections 63-IA, 47A and 89A of the above referred respective Tenancy Laws provides for sale of such lands purchased for *bona-fide* industrial use or for any alternative non agricultural purpose with the permission of the Collector. In order to ensure effective and proper compliance of required conditions specified in the said sub-sections (*5*) and (*6*), it is proposed to provide by making suitable amendment that the Collector is required to obtain prior approval of the State Government before granting such permission.

4. For the above purposes, the Government of Maharashtra considers it expedient to amend the abovereferred sections of the Maharashtra Tenancy and Agricultural Lands Act, the Hyderabad Tenancy and Agricultural Lands Act, 1950 and the Maharashtra Tenancy and Agricultural Lands (Vidarbha Region) Act, suitably.

5. The Bill seeks to achieve the above objectives.

Mumbai, CHADRASHEKHAR BAWANKULE,

Dated the 20th March, 2026. Minister for Revenue.

FINANCIAL MEMORANDUM

The Bill proposes to amend the the Maharashtra Tenancy and Agricultural Lands Act, the Hyderabad Tenancy and Agricultural Lands Act, 1950 and the Maharashtra Tenancy and Agricultural Lands (Vidarbha Region) Act. There is no provision in the Bill which would involve the recurring or non-recurring expenditure from the Consolidated Fund of the State, on its enactment as an Act of the State Legislature.

GOVERNOR'S RECOMMENDATION UNDER ARTICLE 207 OF THE CONSTITUTION OF INDIA

(Copy of Government of Maharashtra Order, Law and Judiciary Department)

In exercise of the power conferred upon him by clause (*1*) of Article 207 of the Constitution of India, the Governor of The Maharashtra is pleased to recommend to the Maharashtra Legislative Assembly, the introduction of the Maharashtra Tanancy and Agricultural Lands Laws (Amendment) Bill, 2026.

Vidhan Bhavan :
Mumbai,
Dated the 23rd March 2026.

JITENDRA BHOLE,
Secretary-1,
Maharashtra Legislative Assembly.

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